

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/62 Wilson Street Cheltenham VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5/34 Tennyson Street Highett VIC 3190	\$1,150,000	27-Apr-21
1/1 Barker Street Cheltenham VIC 3192	\$1,030,000	01-Jun-21
8 McColl Street Cheltenham VIC 3192	\$1,110,000	02-Oct-21

OR

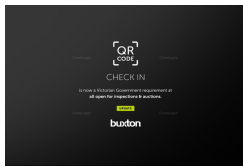
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 October 2021

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5/34 Tennyson Street Highett VIC 3190

Sold Price

\$1,150,000

Sold Date

27-Apr-21

 3

 2

 2

Distance

0.77km



1/1 Barker Street Cheltenham VIC 3192

Sold Price

\$1,030,000

Sold Date

01-Jun-21

 3

 2

 2

Distance

0.8km



8 McColl Street Cheltenham VIC 3192

Sold Price

^{RS} **\$1,110,000**

Sold Date

02-Oct-21

 3

 2

 1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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